SITE PLAN GENERAL NOTES

1. DIMENSIONS ARE EXACT TO THE NEAREST INCH. EXACT TO THE NEAREST DEGREE IN GROUND ANGLES.

2. ALL IMMEDIATELY ADJACENT PROPERTIES MUST BE SHOWN.

3. ELEVATIONS ARE SHOWN BASED ON A NAVIGATIONAL DATUM.

4. ALL CONTINUOUS CURB AND GUTTER SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND CITY REQUIREMENTS. TAR AND GRAVEL SHOULDN'T BE CONSIDERED A PERMANENT CURB AND GUTTER.

5. ALL SIGN OR FIXTURES REMOVED WITHIN THE RIGHT OF WAY OR AS PART OF THE IMPROVEMENTS SHALL BE REPLACED BY THE CONTRACTOR IN ACCORDANCE WITH THE CITY REQUIREMENTS.

6. THE CONTRACTOR SHALL PRESERVE AND MAINTAIN ANY SIDEWALKS, PLAYGROUND AREAS, AND COMMON AREAS IN ACCORDANCE WITH THE SPECIFICATIONS. REMOVE EXISTING CURB AND GUTTER AS REQUIRED PER THE SPECIFICATIONS.

7. THE CONTRACTOR SHALL NOTIFY THE CITY AT LEAST 48 HOURS PRIOR TO ANY WORK WITHIN THE STREET RIGHT OF WAY (SIDEWALK, CURB, GUTTER, ETC.).

8. THE CONTRACTOR SHALL SAW-CUT BITUMINOUS AND CONCRETE PAVEMENTS AS REQUIRED PER THE SPECIFICATIONS. REMOVE EXISTING CURB AND GUTTER AS REQUIRED.

9. THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS PRIOR TO COMMENCING ANY GRADING, EXCAVATION OR UNDERGROUND WORKING.

10. CLEAR AND GRUBB AND REMOVE ALL TREES, VEGETATION AND SITE DEBRIS PRIOR TO COMMENCING CONSTRUCTION.

11. ALL CONCRETE CURB AND GUTTER SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND CITY REQUIREMENTS.

12. THE CONTRACTOR SHALL NOTIFY THE CITY AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.

13. ALL PAVING, CONCRETE CURB, GUTTER AND SIDEWALK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND CITY REQUIREMENTS.

14. THE CONTRACTOR SHALL PRESERVE AND MAINTAIN ANY SIDEWALKS, PLAYGROUND AREAS, AND COMMON AREAS IN ACCORDANCE WITH THE SPECIFICATIONS.

15. SEE SHEETS C3-1 AND C4-1 FOR GRADING AND UTILITIES.

16. ALL CONCRETE CURB AND GUTTER SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND CITY REQUIREMENTS.

17. THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS PRIOR TO COMMENCING ANY GRADING, EXCAVATION OR UNDERGROUND WORKING.

18. THE CONTRACTOR SHALL NOTIFY THE CITY AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.

19. ALL CONCRETE CURB AND GUTTER SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND CITY REQUIREMENTS.

20. THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS PRIOR TO COMMENCING ANY GRADING, EXCAVATION OR UNDERGROUND WORKING.
IF THE LANDSCAPE CONTRACTOR IS CONCERNED OR PERCEIVES ANY MULCH AND FIBER MAT WEED BARRIER. BLACK POLY EDGER TO BE USED TO CONTAIN SHRUBS, PERENNIALS, AND FLAGGING AND LABELS FROM PLANTS.

PLAN TAKES PRECEDENCE OVER PLANT SCHEDULE IF DISCREPANCIES IN FINISHED GRADE.

LEAST 5 CANES AT THE SPECIFIED MINIMUM SHRUB HEIGHT OR WIDTH.

NO PLANTING WILL BE INSTALLED UNTIL COMPLETE GRADING AND INSTALLATION WITH OTHER CONTRACTOR'S WORK ON SITE.

LANDSCAPE INSTALLATION:

DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS OR ANY OTHER CONSISTING OF AT LEAST 45 PARTS TOPSOIL, 45 PARTS PEAT OR MANURE SPECIFIED/INDICATED ON DRAWING OR IN SPECIFICATION.

COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING SURVIVAL OR GUARANTEE, HE MUST BRING THESE DEFICIENCIES TO THE SITE CONDITION WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, ALL SHRUB BED MASSINGS TO RECEIVE 3" DEEP SHREDDED HARDWOOD ANNUALS WHERE BED MEETS SOD/SEED UNLESS NOTED OTHERWISE.

ALL WRAPPING AFTER 5-1.

ALL PLANT MATERIALS SHALL BE FERTILIZED UPON INSTALLATION WITH A

AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF ARCHITECT MUST BE NOTIFIED.

ALL PROPOSED PLANTS SHALL BE LOCATED AND STAKED AS SHOWN ON ALL PROPOSED PLANTS SHALL BE LOCATED AND STAKED AS SHOWN ON

IRrigation notes:

SHRUBS REQUIRED = 178

TOTAL PROPOSED = 131 CALIPER INCHES

TREE MITIGATION REQUIREMENTS = 129 CALIPER INCHES

NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ANY CHANGES IN ALIGNMENT MUST BE APPROVED BY LANDSCAPE ARCHITECT IF THESE DATES ARE UNAVOIDABLE.

THE ALIGNMENT AND GRADES OF THE PROPOSED WALKS, TRAILS AND/OR ROADWAYS SHALL BE REPAIRED AT NO COST TO THE OWNER.

ASSURE COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK OR MATERIALS SUPPLIED.

GENERAL NOTES

L1-1 LANDSCAPE PLAN

CONIFEROUS TREE PLANTING DETAIL

DECIDUOUS TREE PLANTING DETAIL

SHRUB PLANTING DETAIL

PERRNIAL PLANTING DETAIL

LANDSCAPE PLAN

PROPOSED BUILDING FT-200.0

LAND USE LIMITATIONS: 1. IRREGULAR BOUNDARIES:

2. SHAPE CHANGES:

3. CONSTRUCTION:

WATER TREE TRENCH ENSURES PLANTING TO BE MADE IN TRENCHES OR DITCHES TO PROVIDE SUITABLE GRADES TESTING OF SOIL AND DRAINAGE CONDITIONS. AVOID ALL SEWER, GAS OR WATER LINING OR OTHER CONSTRUCTION WORK PRIOR TO PLANTING.

PLANTING AT OR NEAR Underground CONDUIT OR LINES SHOULD BE PERFORMED WITH CARE TO AVOID ANY DAMAGE.

PLANTING TO BE DEEP ENOUGH TO ALLOW FOR 1" DRAINAGE." PLANTS MIGHT BE SHOWN DRILLED OR SUNK IN DOCK MILLS BUT ORANGE PEEL "SPRINKLER" SYSTEMS ARE NOT TO BE USED.

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TREE MITIGATION REQUIREMENTS
TOTAL CALIPER INCHES = 502 CALIPER INCHES TO BE SAVED = 238
CALIPER INCHES TO BE REMOVED = 264

129 CALIPER INCHES REQUIRED FOR MITIGATION
REFER TO LANDSCAPE PLAN FOR QUANTITY AND LOCATION OF PROPOSED TREES.